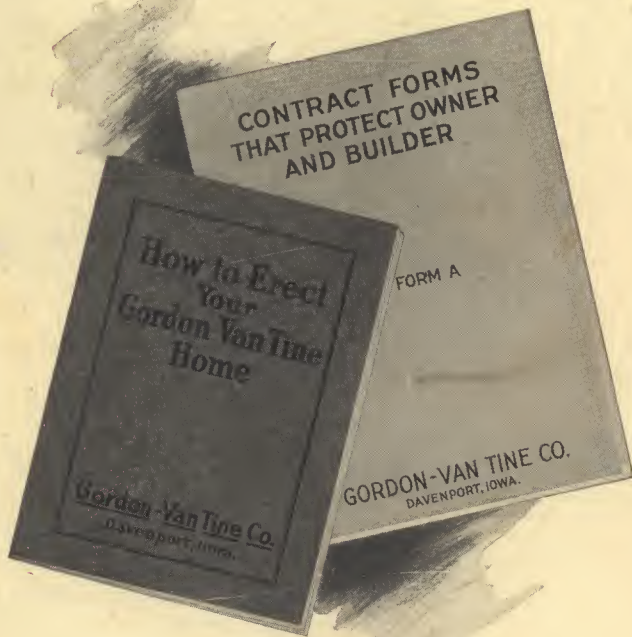


HOW TO BUILD EASILY, SAFELY AND AT LEAST COST



*Gordon-Van Tine Service
Anticipates Every Problem
You Will Meet and Makes
Each Move Clear and Safe*

Gordon-Van Tine Co.

DAVENPORT, IOWA

GORDON-VAN TINE COMPANY

*“I'd Build the
Same House
Again, and
Buy it of
Gordon-Van
Tine”*



Gordon-Van Tine Home No. 529
Built by P. O. Sorenson, Sheffield, Ala.

Sheffield, Alabama

Gordon-Van Tine Co.,
Gentlemen:

Permit me to thank you for the way you have handled my entire order. You are undoubtedly the fairest house I ever had the pleasure of dealing with.

Attached you will find a snapshot of my house. It is the show place of the town and is altogether the most complete, compact, durable and artistic house I have ever seen. It is satisfactory in every way. There isn't a single change I would make, and were I to build over again I would build the same house and buy it from Gordon-Van Tine.

The first carload of material convinced my contractor that the material was better than represented and the house easy to put up. He now says I saved at least \$1,500 by buying from you, besides getting a design it would be impossible to secure from anyone in this part of the country.

Yours very truly,

P. O. Sorenson



TOO many people deprive themselves of the wonderful joy and satisfaction of building a home because of the troubles which they believe surround the undertaking. They will tell you about someone they know who built the old-fashioned way, from any old plans or no plans, and had all the old-fashioned grind and grief of arguing with carpenters, plumbers and painters, and disputing about "extras" with the dealer.

"And when our friends finished their house," these people will tell you, "it cost them about twice as much as they thought it would, and it wasn't anything like they told us it would be when they started."

"No, *thank* you—no building for us. You never get what you expect and you always pay a lot more than you figured. It's cheaper to buy and avoid all the trouble."

"Of course," they will add in the next breath, "the house we're buying isn't what we really want. It's not new, and we actually *need* another bedroom and we'll have to have the plumbing all done over, and we always have wanted a fireplace and a sleeping porch—but *we save all the trouble of building.*"

Don't think other people's experience must be your experience

Why Some People Live in Makeshift Houses



GORDON-VAN TINE COMPANY

*“The House
Has Given Us
Perfect
Satisfaction”*



Gordon-Van Tine Home No. 535
Built by Mrs. Helen H. Mayberry, Pittsfield, Massachusetts

Pittsfield, Massachusetts

Gordon-Van Tine Company,
Gentlemen:

“I can most sincerely and with genuine pleasure permit you to use any prints which you have of our charming home.

“The house has given us *perfect* satisfaction and our interest in it is always increasing.

“If at any time customers of yours should wish to make inquiries of us regarding the materials that went into the house, the integrity of the firm, your courtesy and desire to please us in every detail—and your very *generous* amount of first-class lumber sent to us, we most certainly would be only too glad to truthfully answer all questions.”

*Very faithfully yours,
Helen H. Mayberry.*



IT is really a shame that so many people miss the real thrill—one of the few genuinely *big* joys of a lifetime—of building a new home—seeing it grow day by day from a hole in the ground to the real home they dreamed of, simply because they allow their friends' unfortunate experiences in building the old-fashioned way to keep them from building the *Gordon-Van Tine Way*.

It isn't necessary for building to be a worry. To be sure, it is a big undertaking, but the *way* it is undertaken determines whether it will be a pleasant experience or otherwise.

Building a house the Gordon-Van Tine way is actually fun—one of the best and happiest accomplishments of a lifetime. All of us can remember a few high spots or joys in our experience that make the rest look pale by comparison. Remember, back in boyhood days, when you got your first bicycle? There was such a lot of happy anticipation, and then at last the wonderful moment when you possessed the real thing—all new and spic and shiny. Well—you can repeat all those thrills a hundred times over with a Gordon-Van Tine home—from the first joy of selecting and ordering to the proud moment when you move in.

No need to throttle your enthusiasm—no need to “knock wood” when you begin planning on a Gordon-Van Tine Home. You are insured against disappointment before you start—your home in realization will be just as attractive and comfortable as you had anticipated, and the *cost will stay strictly within the estimated limits*.

*You Know Your Costs
Before You Start*

*Building
Worry Isn't
Necessary*



GORDON-VAN TINE COMPANY

*Why Grope Your
Way, Blindly,
Toward the Home
of Your Desires*



*When You Can
Use a Fine
Well-Traveled
Highway?*



GORDON-VAN TINE Service takes *all* the mystery out of building. Every step of the way you know just what to do and just what your costs will be *before you start*. You know "where you are at" all the way from start to finish.

Building was, and still is when undertaken with only local facilities, pretty much of a leap in the dark—a voyage on uncharted waters. To begin with, the plans usually are "home made," or when bought from a plan service company they leave too much to the interpretation of the workmen. You may or may not get what you think you'll get, according to how good their knowledge and judgment is. The list of materials under these conditions can at best be only a broad approximation, and the price—any builder will tell you that you will be lucky if the final cost doesn't run double the estimate.

For chance taking, few deals could equal building by the old-fashioned way, when only local service and materials were available. It used to be something to be entered into with fear and prayer and a liberal bank account to take care of the "Extras."

*The
"Mystery"
Taken Out
of Building*

*But You Don't Need
To Take Chances*



GORDON-VAN TINE COMPANY

What People Say Who Have Built Gordon-Van Tine Homes

Silver Lake, Kansas

"We have just finished with the carpenter work and will have the painting all done this week, and say I guess you were right, it is the finest house in this town and country. I mean any home near me, as there are lots of houses here that cost twice as much money but are not equal for the price I paid for mine. My wife is well pleased, and if I were building again I would do the same way again."

GEO. B. HARPER

Caseyville, Illinois

"Received my material O. K. for my cottage No. 202 and wish to thank you for so much promptness. I am very pleased with my home, as all material was of Class A and none better could be bought anywhere.

"I saved from \$1200.00 to \$1500.00 by buying from your firm. I built the house myself and had a friend to help, and was in it three weeks and two days after I received my material. Would like to have one of your material catalogs, as I would like to send for some more of your first-class goods. I thank you very much for your promptness and sincere attention.

"Hope there will be many more people to take up your wonderful offer on ready-cut homes."

S. E. ADCOCK

Portland, Maine

"The building we bought of you last Spring has been completed and we wish to express our most unqualified satisfaction with the house. It has been very much admired by everyone who has seen it, and the carpenters who erected it state that the materials would cost \$200 more if purchased in local market than the price paid you, and the quality of the local lumber would be much inferior.

"We had no trouble in fitting the parts together, as the plans were very complete.

"Thanking you for your courteous service, we beg to remain,"

Cumberland County Power & Light Co.,

J. A. LEONARD

Delavan, Wisconsin

"This is to certify that I have just finished ready-cut house No. 511 that C. H. Lawrence bought of you. This is my first attempt with one of your ready-cut buildings in my twenty-five years of carpenter work. At first it seemed impossible to cut and frame a house except on the job, but the material came in first-class shape, and the house went together as nicely as any building could, with no cutting.

"The sidings, doors, shingles and windows could be no better, and as good as I ever saw. Everything was complete, even to the kitchen cabinet, nothing over, and nothing omitted. Wishing you further success."

CHARLES STOLLER, Contractor

Lincoln, Nebraska

"I saved on material bought of your firm \$865, and if at any time I can be of any service to the Gordon-Van Tine Company I am at their service, as everything has been entirely satisfactory."

CHAS. BOWEN

Evidence from a Contractor



OF course, anything which hasn't been systematized is bound to be a mystery—the bigger the project the bigger the mystery and the greater the chance to lose. So Gordon-Van Tine Company has spent the better part of the last sixty years in systematizing building for the average man—eliminating the guess and approximation, and consequent risk from the transaction, and putting it on a really sound commercial basis where you may know your final costs before you start, and where you may be certain of getting what you pay for. When any man starts to build he must take a great deal on faith. A building isn't like a suit of clothes—you cannot put it away and forget it, or have it altered if it doesn't come up to expectations. If the building doesn't match up with your idea of what it should be you have to take it as it is—it's too big and expensive to ignore—so protection in building is more important than anywhere else, for so much more is at stake.

*You Are
Certain of
Getting
What You
Pay For*

Gordon-Van Tine Does Protect the Builder Every Step of the Way

You have read our Book of Homes, and you realize the primary service which it gives you in bringing before you designs of every type and size to choose from and quoting you complete guaranteed prices on all material necessary to build the design you choose. Doubtless you realize also the tremendous service which we have rendered in assembling all these materials so that we can price them definitely and guarantee them without reservation.

*For the Proof—See Opposite Page
How We Do It—See Next Page*



GORDON-VAN TINE COMPANY

These Two Pages
from Our
Instruction
Booklet Show
How Simple and
Clear and Easy
Building a House
Can Be

Pile your lumber as follows and save money.

6—Foundation
Build foundation of poured concrete, tile, brick, or concrete blocks to exact height shown, and dimensions exactly as shown on plan. Be careful to have diagonal footings under posts to be proper length. Leave openings in wall for ends of girders as shown on plan.

7—Chimney
Carefully follow dimensions on BASEMENT PLAN for placing chimney so framing will fit properly. Build tile floor hanger in all chimneys. Leave clean-out hole at bottom of each flue. All joints to be well slanted up with mortar.

8—Basement Frames
Set basement frames while foundation is being built. Locate exactly as shown on sheet 1. See figure 1 (below).

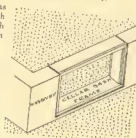
4—Excavating and Filling
Excavate to the depth shown on plan and section and slightly larger than size of house so foundation may be built clear of side of excavation.

5—Concrete Footings
Make footings of a mixture of part fresh Portland cement, 3 parts of clean sharp sand, and 5 parts of broken stone or gravel, properly mixed and tamped into trenches of exact dimensions shown on drawings.

Fill in back of foundation as soon as concrete has set all around building to allow storm water to run off.

Keep the first floor joists in one pile, the second floor joists in another, the studs in another, and the right way to pile your lumber. See that ends of lumber are toward the building, and material for each different use is piled separately.

A good deal of the lumber is bundled together and labeled. Do not open these bundles until you are ready to use them.



9—Concrete Floors
Basement floors shall be constructed as follows: Level off dirt floor and tamp well. Apply 2 1/2 in. of concrete composed of 1 part cement, 2 1/2 parts clean coarse sand, and 5 parts small broken stone or gravel. Tamp lightly to bring water to the surface.

Top surface to be 3/4 in. thick of 1 part Portland cement to 1 1/2 parts of clean coarse sand spread to a true surface, and pitched slightly to a floor drain, which shall be connected to the sewer.

Before laying this top surface, the concrete base must be clean and well wetted so the top surface will adhere thoroughly.

10—Girders and Posts
Set girder posts in exact location shown on sheet 1. Cap with bolsters and brags temporarily until girders are in place. See figure 2.

11—Sill Plates
Follow BASEMENT PLAN for correct location of sill plates. Lay these in mortar, keeping the plate 1/4 in. back from outside face of wall. See figure 3.

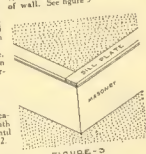
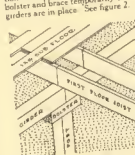
12—Studs to Grade
If studs run to grade, build 2-in. x 6-in. stud wall under first floor joists and cap with 2-in. x 6-in. plate. Rest first floor joists on the plate. Rest ends of girder on 2-in. x 6-in. x 1 1/2-in. post formed for that purpose. These posts set on sill plate.

13—First Floor Joist
Place first floor joists in position, spacing exactly as shown on FIRST FLOOR FRAMING PLAN, as this is necessary so the

This brings top of girder 1/4 in. above masonry wall and flush with top of wall plates after they are laid.

FIGURE-2

Place girders 3/4 in. into wall at ends and on top of bolsters over



Note How Every
Detail Is Cared
for, Even to
Piling Lumber
and Mixing
Concrete



DAVENPORT IOWA

BUT we want to make sure that you realize that *Gordon-Van Tine Service does not stop when we ship your material.*

There are too many chances for things to happen, through ignorance, carelessness or worse, in the construction for you to lose all the savings you make in the purchase of the material. So we have safe-guarded every step of the construction for you.

Together with our plans and blue prints we send to you a Booklet of Instructions, which is the most remarkably clear, compact, and comprehensive set of rules of "How to Build" ever printed. It, together with our very complete plans, leaves no step in the whole process untold. Everything is illustrated thoroughly, and the whole is told in clear, concise, non-technical language, so that you as well as your carpenter can read and understand everything. This Booklet (which has saved our customers many thousands of dollars in construction costs) of course is free to all those who buy Gordon-Van Tine Buildings.

*Complete,
Helpful
Instruction*

Contracts That Really Protect



GORDON-VAN TINE COMPANY

*Gordon-Van
Tine
Contracts
Protect Owner
and Builder*

CONTRACT FORM A.

THIS AGREEMENT, made this.....day of.....19....
by and between.....
hereinafter known as the Contractor, and.....
hereinafter known as the
Owner, WITNESSETH:

That the respective parties hereto, made in consideration of the
agreement of the other herein set forth, agree with each other as
follows:

ARTICLE 1. (a). The Contractor shall provide all equipment,
except scaffolding, and furnish all labor of the following kind:
.....
(b). The Contractor shall furnish all materials of the following
kind:.....
for the erection and completion of a.....
.....at.....

In accordance with the drawings and instructions therefor furnished
by THE GORDON-VAN TINE COMPANY, of Liverpool, Iowa, and do every
thing required by these drawings and instructions.

ARTICLE 2. The Contractor shall commence work immediately after the
signing of this agreement and shall prosecute the work speedily and
continuously until completed.

ARTICLE 3. The Contractor shall obtain and pay for all necessary per-
mits and licenses, and comply with all laws and ordinances.

ARTICLE 4. All material furnished by the Contractor shall be new
and both workmanship and such materials shall be of good quality.

ARTICLE 5. The Contractor shall provide proper facilities for
access to the work and for inspection by the Owner or his repre-
sentative.

ARTICLE 6. The Contractor shall make all tests as may be provided
by law and ordinance.

ARTICLE 7. The Contractor shall maintain such insurance as will
protect him from claims under workers' compensation acts and from
any other claims for damages for personal injury, including death
or injury to property which may arise from operations under this
contract and shall indemnify the owner and hold him harmless
against any claim or liability arising from said operations.

ARTICLE 8. The Contractor shall hold all labor and material
furnished under this contract, whether on the premises or in-
corporated in the building, at all times clear and free of liens
of every kind and character.

*An Invaluable Service
Given Free on Request*



DAVENPORT IOWA

IN putting up a building, much confusion and ultimate dissatisfaction can result if the contract drawn up between owner and contractor is not clear and specific in all its details. To assist you in this matter we have prepared and will furnish free of charge contract blanks covering the construction of your building for the following three methods:

A—General Contract—on a lump sum basis. Covers all labor and material, or labor only, or provides for separate sub-contracts for wiring, plumbing, etc., as desired.

B—Contract for labor only. Owner furnishes all material. Contractor paid by the day for time put in.

C—"Cost Plus" contract. Owner pays all material bills and payroll. Contractor receives a percentage on total.

Just choose the manner in which you wish to have the work done and we will furnish you the proper form, which will protect you and your contractor and guarantee your getting the construction work done as it should be, without any confusion or misunderstanding, and insure you against any unlooked for bills or extras in construction costs.

This matter of contracts is so important and so difficult to secure competent advice upon (for few lawyers know anything about building), that these contract forms have solved one of the most vexatious problems which confronted builders. You can know exactly what to expect in kind and quality of work, and just exactly what it will cost you. Moreover, our contract forms are so fair to both parties that good contractors are mighty glad to sign them. No loose ends to come up and cause trouble.

*Valuable Information
About Plaster and Masonry*

*We Furnish
Contract
Forms Free
When Desired*



GORDON-VAN TINE COMPANY

Masonry
Lists—
Another
Service
We Give

Gordon-Van Tine Co.
DAVENPORT, IOWA

LIST OF MASONRY MATERIALS HOUSE No. 535

As a part of our complete service to GORDON-VAN TINE HOME BUILDERS we have prepared the following list of masonry materials as an assistance to you in purchasing possible and believe that the amounts stated are sufficient under ordinary conditions to do the work. It is our hope that you will find this information of a direct help to you.

We have quoted the amounts and materials required for several different kinds of foundations. It is understood, of course, that the material under each heading, such as "Cement Blocks" or "Hollow Tile" is complete in itself and that one list only is to be used.

THREE-INCH CONCRETE FLOOR:

Mixture composed of:
1 part cement, 2½ parts sand and 5 parts stone or gravel for base coating.
Amount of material required:
11 ¾ barrels of cement.
4 ¾ yards of sand.
3 ¾ yards stone or gravel.

CONCRETE FOOTINGS AND PIERS:

Mixture composed of:
1 part cement,
3 parts sand,
5 parts stone or gravel.
Amount of material required:
12 ½ barrels of cement.
5 ½ yards of sand.
8 ½ yards stone or gravel.

FOUNDATION:

IF Poured concrete composed of:
1 part cement,
3 parts sand,
5 parts stone or gravel.
Amount of material required:
30 ½ barrels of cement.
21 ¾ yards of sand.
21 ¾ yards stone or gravel.

IF 9" x 8" x 16" CEMENT BLOCKS, laid in cement mortar composed of:
1 part cement,
3 parts sand.
Amount of material required:
34 ½ barrels of cement.
21 ¾ yards of sand.
21 ¾ yards plain half blocks.
21 ¾ yards rock faced corner blocks.
21 ¾ yards rock faced half blocks.
3 barrels of cement.
1 ¾ yards of sand.

IF 8" x 8" x 12" HOLLOW TILE, laid in cement mortar composed of:
1 part cement,
3 parts sand.
Amount of material required:
12 ½ barrels of cement.
2 ¾ yards of sand.
2 ¾ yards of cement mortar composed of:
1 part cement,
3 parts sand.

IF 2" x 4" x 8" BRICK, laid in cement mortar composed of:
1 part cement,
3 parts sand.
Amount of material required:
16000 bricks,
13 barrels of cement.
9 ½ yards sand.

CHIMNEY:

2" x 4" x 8" brick with tile flue lining, laid in cement mortar composed of:
1 part cement,
3 parts sand.
Amount of material required:
10500 bricks,
3 ½ barrels of cement,
1 ½ yards of flue lining,
1 yard of sand.

FIREPLACE (Where Shown):

Note: The following material is in addition to that listed above under "Chimney". 2" x 4" x 8" brick, using all laid in cement mortar composed of:
1 part cement,
3 parts sand.
Amount of material required:
4350 common bricks for backing,
500 face brick,
110 fire brick for lining.
Any place opening:
16 ½ barrels of cement,
3 ½ yards of sand,
100 lbs. mortar color,
35 tin. fl. flue lining.

PLASTER:

Note: All sacks of plaster are not sanded and are counted as 100 lbs. If a three coat hard wall finish:
119 sacks of plaster,
30 sacks of hydrate,
13 yards of sand,
4 ½ barrels of plaster of Paris.
If a three coat sand float finish:
119 sacks of plaster,
43 sacks of hydrate,
13 yards of sand,
52 lbs. Keene's cement for built room wainscoting.
If Keene's cement is not available use the following in its place:
20 lbs. plaster of Paris,
46 lbs. of hydrate.

STUCCO:

Three coat work, each coat composed of:
1 part cement,
3 parts sand.
Material required for the first and second coats:
14 barrels gray cement,
9 ½ yards sand,
Material required for the third coat:
9 ½ barrels white cement,
5 ½ yards white sand.

Gordon-Van Tine Service

"You cannot buy it—for no one else has it to sell. And we give it—with every order. You pay for the material, at wholesale—the service is free!"



DAVENPORT IOWA

MATERIALS such as brick, cement, sand and plaster, we do not furnish, for, by reason of their bulk and weight, the freight cost in less than car lots makes it advisable for you to buy these items locally. But, in order to simplify your purchase, we furnish a full and complete list of these materials prepared for your particular house so you can get prices from anyone you desire and know that the quantity specified will be sufficient. No bills of material to figure out, and no chance to have anything "put over" on you, for everything is there in clear, plain figures and you can get prices on specified quantities which have been carefully figured for your particular house.

*A Complete
Service Free
with the
Order*

Money-Saving Service

Thus, you see, from the time you first consider building and inquire for a Gordon-Van Tine Catalog until the last brush of paint has been smoothed out, Gordon-Van Tine has anticipated every problem you will meet, and made each step clear and safe.

The value of such a service is hard to measure in dollars. Our customers assure us it has meant an average saving of many hundred dollars. You cannot buy it, for no one else has it to sell. And we *give* it—with every order—you *pay* for the material, at wholesale—the *service* is free.

*And You Are Guaranteed
"Satisfaction or your
Money Back"*



Every Gordon-Van Tine Home Guaranteed for Twenty Years

WITH every Gordon-Van Tine home sold we send a framed guarantee (see reproduction below) signed by the President of the Gordon-Van Tine Company, which absolutely guarantees you against any defects in structure or material for 20 years. This is the most sweeping guarantee which has ever been made on a home. The reason Gordon-Van Tine Company can make it is because we have been in business for 60 years. In that time we have been able to test materials and construction until we know.

Gordon-Van Tine Twenty Year Guarantee

HARTFORD,
CONN.

Davenport, Iowa.

CHICAGO,
ILL.

This Certifies that John Doe
is the purchaser of **GORDON-VAN TINE HOME NO. 536**

This house is hereby guaranteed for a period of twenty years from date provided that the plans and instructions furnished by Gordon-Van Tine Company are strictly adhered to in the construction of said house.

If at any time within the period of this guarantee the purchaser shall present this certificate and shall show that the house is defective due to poor material or to structural weakness, and not due to ordinary usage or action of the elements, and that the aforesaid plans and instructions were adhered to in the construction of said house, then Gordon-Van Tine Company agrees to replace such defective material.



In Witness Whereof, the said Gordon-Van Tine Company has caused this certificate to be signed by its President, and its corporate seal hereunto affixed, this fourth day of June, 1923.

E. Roberts

President

No One Else Has Dared Make Such a Sweeping Guarantee

What you want in a home is assurance of *permanent satisfaction*. You are making a permanent investment and you ought to know your home will not deteriorate and be old in a few years. You are absolutely sure of the permanence of your investment when you buy a Gordon-Van Tine home, because it is guaranteed to you by this signed statement of the President, backed by over two million dollars of resources.

Gordon-Van Tine Co Davenport, Iowa

Every Gordon-Van Tine Home Guaranteed for Twenty Years

WITH every Gordon-Van Tine home sold we

Digitized by



ASSOCIATION
FOR
PRESERVATION
TECHNOLOGY,
INTERNATIONAL
www.apti.org

BUILDING
TECHNOLOGY
HERITAGE
LIBRARY

<https://archive.org/details/buildingtechnologyheritagelibrary>

From the collection of:

Jim Draeger

and you ought to know your home will not deteriorate and be old in a few years. You are absolutely sure of the permanence of your investment when you buy a Gordon-Van Tine home, because it is guaranteed to you by this signed statement of the President, backed by over two million dollars of resources.

Gordon-Van Tine Co **Davenport, Iowa**